



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Lisa Feldt
Director

E-MAIL TRANSMITTAL

Interagency Water/Sewer Map Amendment Review

September 26, 2017

TO: Beth Kilbourne, Rufus Leeth, and Luis Tapia, Development Services Division
Washington Suburban Sanitary Commission

Richard Weaver, Area 3 Planning Team, M-NCPPC
Maryland – National Capital Park and Planning Commission

Geoffrey Mason, Parks Planning & Stewardship Division
Maryland – National Capital Park and Planning Commission

Heidi Benham, Well and Septic Section
Department of Permitting Services

FROM: George Dizelos, Planner III, Water and Wastewater Policy Group
Department of Environmental Protection

SUBJECT: WATER/SEWER CATEGORY CHANGE REQUEST REVIEW – **2017-Q4 REVIEW GROUP**

Attached with this message and posted to www.montgomerycountymd.gov/waterworks is a PDF that includes seven (7) new individual water/sewer service area category change requests (WSCCRs) for your review and comment. These requests will be considered as proposed amendments to the County's *Comprehensive Water Supply and Sewerage Systems Plan*. I would greatly appreciate receiving your review comments on these requests no later than Tuesday, October 24th, 2017. Please notify me before October 17th if this schedule is not feasible.

DEP will develop and announce a schedule for administrative delegation hearing AD 2017-4, which will include all eligible FY 2017 fourth quarter requests. We will provide a notice of that hearing 30 days prior to the hearing date. We also expect to include the requests recommended below for Council Action to be included with the packet of FY 2017-2 category change requests anticipated to go to the Council in late winter 2018. We will advise you of the Council's hearing date and review schedule at that time. DEP's recommendation process for these requests will be based in part on the review comments your agencies provide.

Note that the listing of the following requests under the administrative process versus the Council process is a preliminary determination and certainly subject to change as they proceed through the review process.

Anticipated Administrative Action WSCCRs

17-APH-01A... Solomon
17-CLO-03A... CITIMORTGAGE Inc.
17-TRV-09A... Glenstone Foundation

Anticipated Council Action WSCCRs

17-GWC-02A... Tregoning
17-OLN-02A ... Iglesia De Cristo Mi-El Maryland, Inc.

Undetermined Action WSCCRs

17-GWC-03A... Tregoning Bypass Trust
17-TRV-10A ... Edwards

Note that with this review packet, DEP-WWPG is working to reestablish a quarterly review schedule. Please do not hesitate to contact me at George.Dizelos@montgomerycountymd.gov or at 240-777-7755 if you have any questions concerning these category change requests or the review schedules.

GJD: gjd

R:\Programs\Water_and_Sewer\CCRs\CCR-Review-Process\2017CCR-review-process\2017-Q-4\2017-q4--review-pckt_FINAL.docx

cc: Agencies

Dave Lake and Alan Soukup, DEP-WWPG
Keith Levchenko, County Council
Katherine Nelson, Area 3 Planning, M-NCPPC
Pam Dunn, Functional Planning, M-NCPPC
Mark Pfefferle & Cathy Conlon, Development Applications & Regulatory Coordination, M--NCPPC
Ray Chicca, Development Services, WSSC
D. Lee Currey, Water and Science Administration, MDE
Steven Allan, MDP

Category Change Applicants & Interested Parties

17-APH-01ALisa Solomon
17-CLO-03ACITIMORTGAGE Inc.
.....Tatyana Baytler, Real Estate Broker
17-GWC-02A....Patricia Tregoning
.....James Clifford, Clifford Debelius Boynton & Hyatt, Chtd.
17-GWC-03A....Tregoning Bypass Trust
.....James Clifford, Clifford Debelius Boynton & Hyatt, Chtd.
17-OLN-02AIglesia De Cristo Mi-EI Maryland Inc.
.....Michele Rosenfeld, Esq., The Law Office of Michele Rosenfeld LLC
.....GeoEnv Engineers
17-TRV-09AGlenstone Foundation
.....Barbara Sears, Linowes and Blocher LLP
17-TRV-10AJames Edwards
.....Patricia Harris, Lerch Early Brewer

Civic Organizations and Other Public Interest Groups

Norbeck Woods Homewoners Assn.
Layhill Alliance
Allanwood Gayfields Wilson Hills
Layhill Civic Association
Glenmont Exchange
Allied Civic Group
Cloverly/Fairland/White Oak CAC
Cloverly Civic Association
Llewellyn Fields Homeowners Assn. Inc.
Sugarloaf Citizens Assn. Inc.
Damascus Community Alliance
Clarksburg Civic Association
Southeast Rural Olney Civic Assoc
Olney Chamber of Commerce
Olney Transportation Coalition
Greater Olney Civic Assn.
Hallowell Homeowners Assn.
West Montgomery County Citizens Assn.
Potomac Chamber of Commerce
Greater Glen Mill Community Assn.

Adjacent and Confronting Property Owners

DEP will send a notice to each owner of properties adjacent to and confronting these category change request sites advising them about the filing of these requests.

WSSCR 17-APH-01A: Lisa Solomon

Anticipated Action Path: Administrative Action

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
<ul style="list-style-type: none"> • 2100 block Marymont Rd., Silver Spring • Lot 18, Block F Allanwood (acct. no. 01394325) • Map tile: WSSC – 221NW02; MD –JS12 • North side of Marymont Rd., 10 feet East of intersection of Merrifields Dr. • R200 Zone; 1 acre (43,560 sq. ft.) • Aspen Hill Planning Area Aspen Hill Master Plan (1994) • Northwest Branch Watershed (MDE Use IV) • <u>Existing use</u>: Existing Single Family Home <u>Proposed use</u>: Keep Existing Single Family Home 	<p><u>Existing – Requested – Service Area Categories</u></p> <p>W-1 W-1 (No Change)</p> <p>S-5 S-1</p> <p><u>Applicant's Explanation</u></p> <p>"Our septic system is failing and has been determined a health hazard. We would like to convert to public sewer, as all but two properties (including ours) in this subdivision are on public sewer."</p> <p><i>DEP Note: An Advanced Action was granted for this property on June 29th, 2017. Failed septic system verified by DPS on June 29th, 2017.</i></p>

Agency Review Comments

DPS:

M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water: *(not requested)*

WSSC - Sewer:



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Lisa Feldt
Director

MEMORANDUM

June 29, 2017

TO: Ray Chicca, Group Leader, Development Services Group
Luis Tapia, Unit Coordinator, DSG Permit Services
Washington Suburban Sanitary Commission

FROM: George Dizelos, Environmental Planner, Water and Wastewater Policy Group
Department of Environmental Protection

SUBJECT: Public Health Problems

We request WSSC's assistance in expediting the provision of public service to the following property:

Sewer Service: 2161 Marymont Rd, Silver Spring

Property ID:	Lot 18, Block F, Allanwood; acct.no. 01394325 – (SDAT tax map: JS12)
Owner:	Lisa Solomon
WSSC grid:	221NW02
Planning Area:	Aspen Hill
Water Category:	W-1
Sewer Category:	S-5
Zoning/Size:	R-200
Watershed:	Northwest Branch

The Department of Permitting Services (DPS), Well and Septic Section, has advised this office of a public health problem, a septic system failure, at the subject property (see the attached memorandum). DPS recommended relief of this problem by connecting the site to public sewer service, due to a failing septic system. The property is designated as sewer service category S-5. The property abuts an existing sewer main on Marymont Rd.

Although this property is designated as category S-5 in the County's Water and Sewer Plan, DPS acknowledgment of a public health problem is sufficient justification to warrant the expedited provision of public sewer service, regardless of the existing service area category. DEP has initiated the process to have the property owner file a request for a service area change from S-5 to S-1.

Given these conditions, it is reasonable to relieve this public health hazard by expediting the provision of public sewer service. WSSC does not need to wait for the approval of a Water and Sewer Plan amendment to provide public sewer service; public service via the WSSC's system should be provided as soon as possible. We would appreciate your assistance in this matter.

The property owner will need to contact WSSC to begin the application process for public sewer service. Neither DEP nor DPS staff can initiate a WSSC service application on the owner's behalf. Contact the WSSC Permit Services Section at either 301-206-4003 or onestopshop@wsscwater.com. Additional information is

Office of the Director • Water and Wastewater Policy Group

Rockville Center, Suite 120 • 255 Rockville Pike • Rockville, Maryland 20850-4166 • 240-777-7716 • FAX 240-777-7715

Mike Harmer and Luis Tapia, WSSC
June 5, 2017

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available at the WSSC-Permits website at <https://www.wsscwater.com/business--construction/permit-services.html>.

If you have any questions, or if there are significant problems related to provision of sewer service, please contact me at George.Dizelos@montgomerycountymd.gov or 240-777-7755.

Attachments (see pages 3 and 4)

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cc: Lisa Sine, Sharon Spruill and April Snyder, Permit Services Unit, WSSC
David Lake and Alan Soukup, Water and Wastewater Policy Group, DEP
Gene Von Gunten and Kim Beall, Well and Septic Section, DPS
Pamela Dunn, Functional Planning Division, M-NCPPC
Richard Weaver and Katherine Nelson, Area 3 Planning Team, M-NCPPC
Lisa Solomon



DEPARTMENT OF PERMITTING SERVICES


Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

June 29, 2017

Memorandum

To: Alan Soukup
Department of Environmental Protection
255 Rockville Pike
Rockville, Maryland 20850

From: Kim Beall 
Well and Septic Section
Department of Permitting Services
255 Rockville Pike, 2nd floor
Rockville, Maryland 20850

Subject: Request for category change

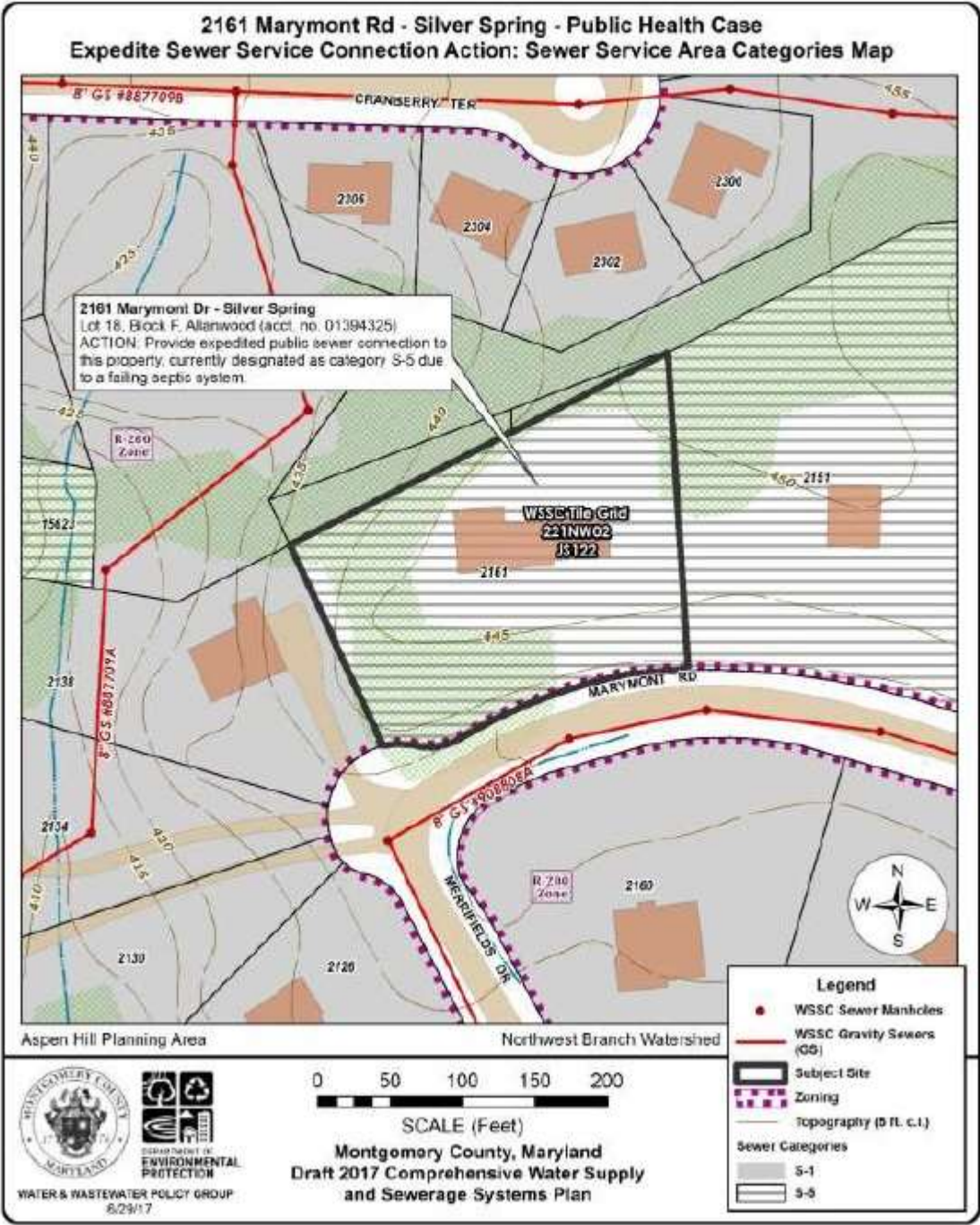
Location: 2161 Marymont Road
Tax Map Grid: JS 12
WSSC GRID: 209 NW 9

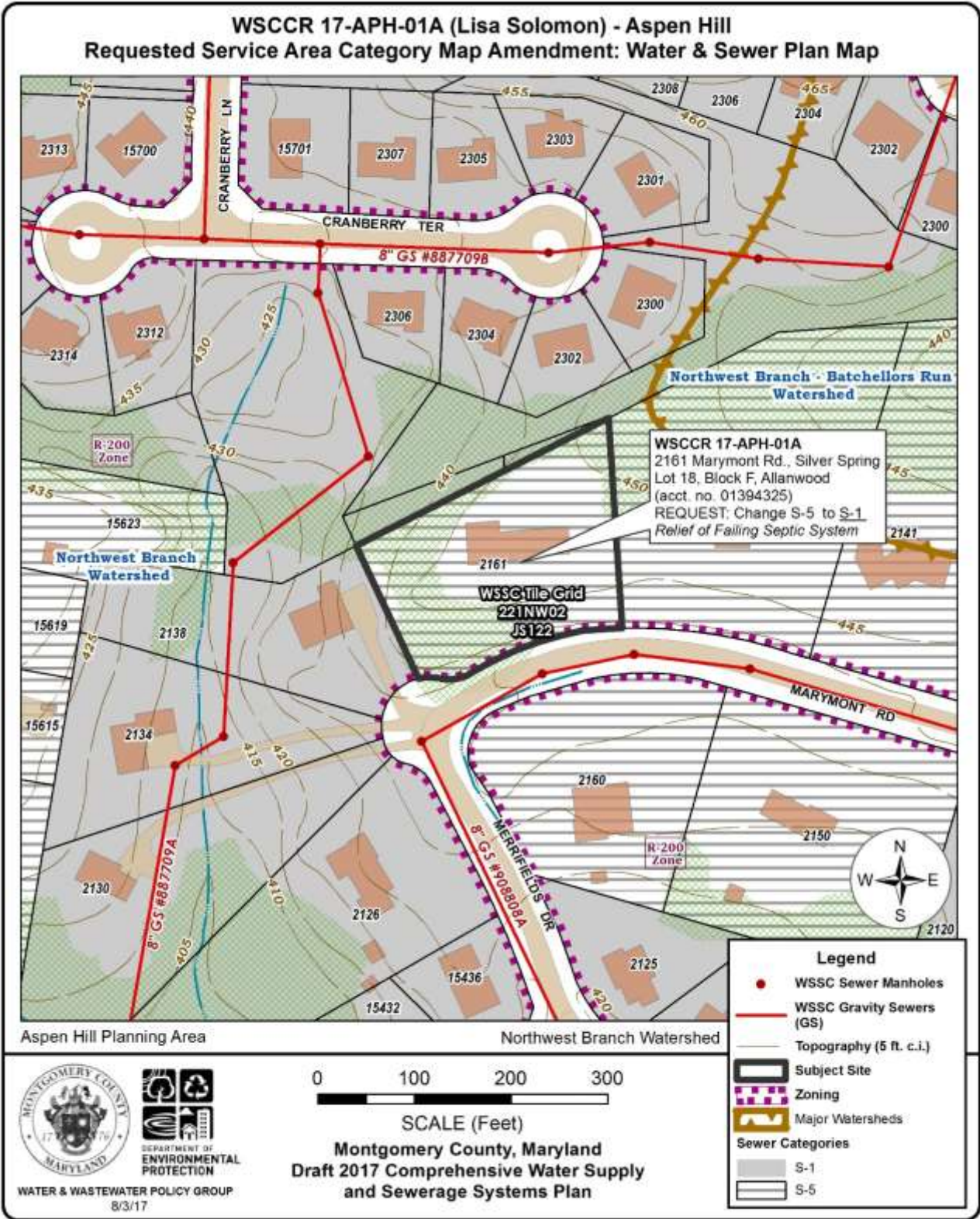
Mrs. Solomon, the new property owner, has requested our assistance in getting an expedited sewer connection due to a failing septic system on this property. I was on site on June 9, 2017 and confirmed that the existing septic trenches are failing (under the concrete driveway and inaccessible). The subject property is in sewer category S-5 and needs a category change. A mainline sewer abuts the front of the property.

If I can be of further assistance, please contact me at 240-777-6315.

Mike Harmer and Luis Tapia, WSSC
June 5, 2017

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WSSCR 17-CLO-03A: CITIMORTGAGE

Anticipated Action Path: Administrative Action

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
<ul style="list-style-type: none"> 900 block of Norwood Rd., Cloverly Parcel No. 799, Snowdens Manor Enl (acct. no. 00263503) Map tile: WSSC – 222NW01; MD –JS33 East side of Norwood Rd. south of Llewellyn Manor Dr. RE-2C Zone; 12,948 sqft Cloverly Planning Area Cloverly Master Plan (1997) Northwest Branch Watershed (MDE Use IV) <u>Existing use</u>: Single Family House <u>Proposed use</u>: Single Family House 	<p><u>Existing – Requested – Service Area Categories</u></p> <p>W-5 W-3 S-6 S-3</p> <p><u>Applicant's Explanation</u></p> <p>"Septic is failing."</p> <p><i>DEP Note: Advanced Action issued by DEP on May 17th, 2010 due to failed septic system as verified by DPS on May 13th, 2010.</i></p>

Agency Review Comments

DPS:

M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water: *(not requested)*

WSSC - Sewer:



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Robert Hoyt
Director

MEMORANDUM

May 17, 2010

TO: Mike Harmer, Group Leader, Development Services Group
Washington Suburban Sanitary Commission

FROM: Alan Soukup, Senior Environmental Planner, Water and Wastewater Policy Group
Department of Environmental Protection

SUBJECT: Public Health Problems

A handwritten signature in dark ink, appearing to be "AS", is located to the right of the "FROM:" line.

We request WSSC's assistance in expediting the provision of public sewer service to the following property:

Sewer Service: 939 Norwood Rd., Cloverly

Property I.D.:	Parcel P799, Snowdens Manor Enl. – (SDAT tax map: JS33)]
Owner:	Jose Calderon, <i>et al.</i>
WSSC grid:	222NW01
Planning Area:	Cloverly Norwood
Service Areas:	W-5 & S-6
Zoning/Size:	RE-2C Zone / 12,948 sq. ft. (0.30 ac.)
Watershed:	Northwest Br.

The Department of Permitting Services (DPS), Well and Septic Section, has advised this office of a public health problem, a septic system failure, at the subject property (see the attached memorandum). DPS recommended relief of this problem by connecting the site to public sewer service, due to the relatively small size of the property (less than 0.5-acre), the generally poor conditions of the soil, and the relative proximity to an existing low-pressure sewer main (#951449Z).

Although this property is designated as category S-6 in the County's Water and Sewer Plan, DPS acknowledgment of a public health problem is sufficient justification to warrant the expedited provision of public sewer service, regardless of the existing service area category. DEP will initiate the process to have the property owner file a request for a service area change from S-6 to S-3.

Given these conditions, it is reasonable to relieve this public health hazard by expediting the provision of public sewer service. **WSSC should not wait for the approval of a Water and Sewer Plan amendment to provide public service; public sewer service via the WSSC's system should be provided as soon as possible.** We would appreciate your assistance in this matter.

The property owner will need to contact WSSC to begin the application process for public sewer service. Neither DEP nor DPS staff can initiate a WSSC service application on the owner's behalf. Contact the WSSC

Mike Harmer
May 17, 2009

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Development Services Group (DSG) at 301-206-8650 for additional information, or refer to the WSSC-DSG website at http://www.wssc.dst.md.us/dsg-permits/dsg_home.cfm.

If you have any questions, or if there are significant problems related to provision of sewer service, please contact me at alan.soukup@montgomerycountymd.gov or 240-777-7716.

Attachments

cc: Luis Tapia and Lisa Sine, Permit Services Unit, WSSC
Dave Shen, Development Services Group, WSSC
David Lake, Manager, Water and Wastewater Policy Group, DEP
Gene VonGunten and Alan Turner, Well and Septic Section, DPS
Katherine Nelson, Community-Based Planning/Environmental Unit, M-NCPPC
Jose Calderon
Elises Barahona, Romero Construction

ADS:ads/

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MEMORANDUM

May 13, 2010

**TO: Alan Soukup
Water and Waste Water Management
Montgomery County Department of Environmental Protection
255 Rockville Pike
Rockville, MD 20850**

**FROM: Alan Turner, R.S.
Environmental Health Specialist
Well and Septic Section
Montgomery County Department of Permitting Services
255 Rockville Pike
Rockville, MD 20850**

RE: Request for Public Sewer Connection

**939 Norwood Road
Tax Map Grid JS43- Parcel 799,
WSSC Grid: 222NW-01NW**

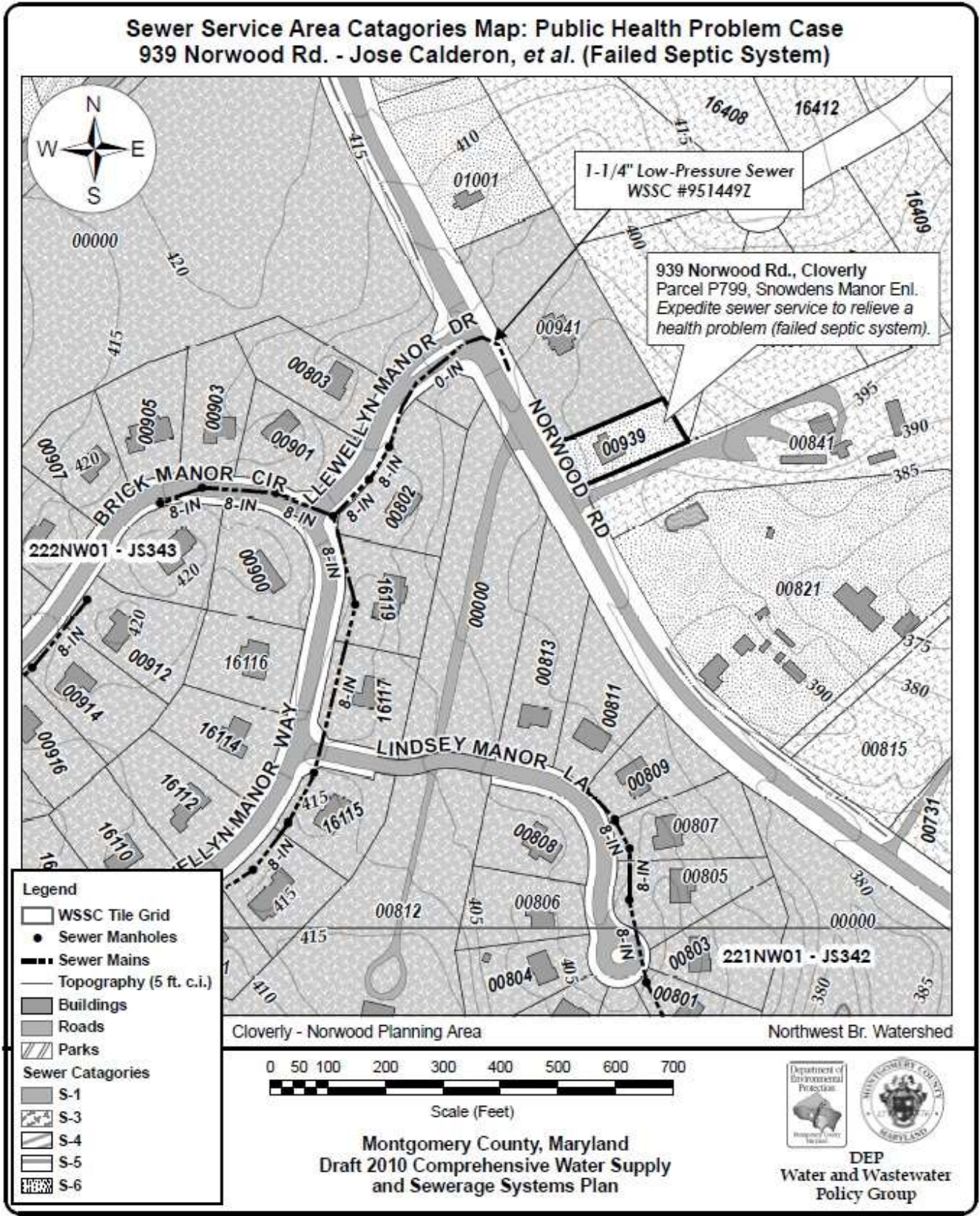
The owner of the dwelling at the location noted above has requested our assistance in getting an expedited sewer connection to remedy a sewage disposal nuisance and existing health hazard upon the property. A Well and Septic inspection has verified the health hazard.

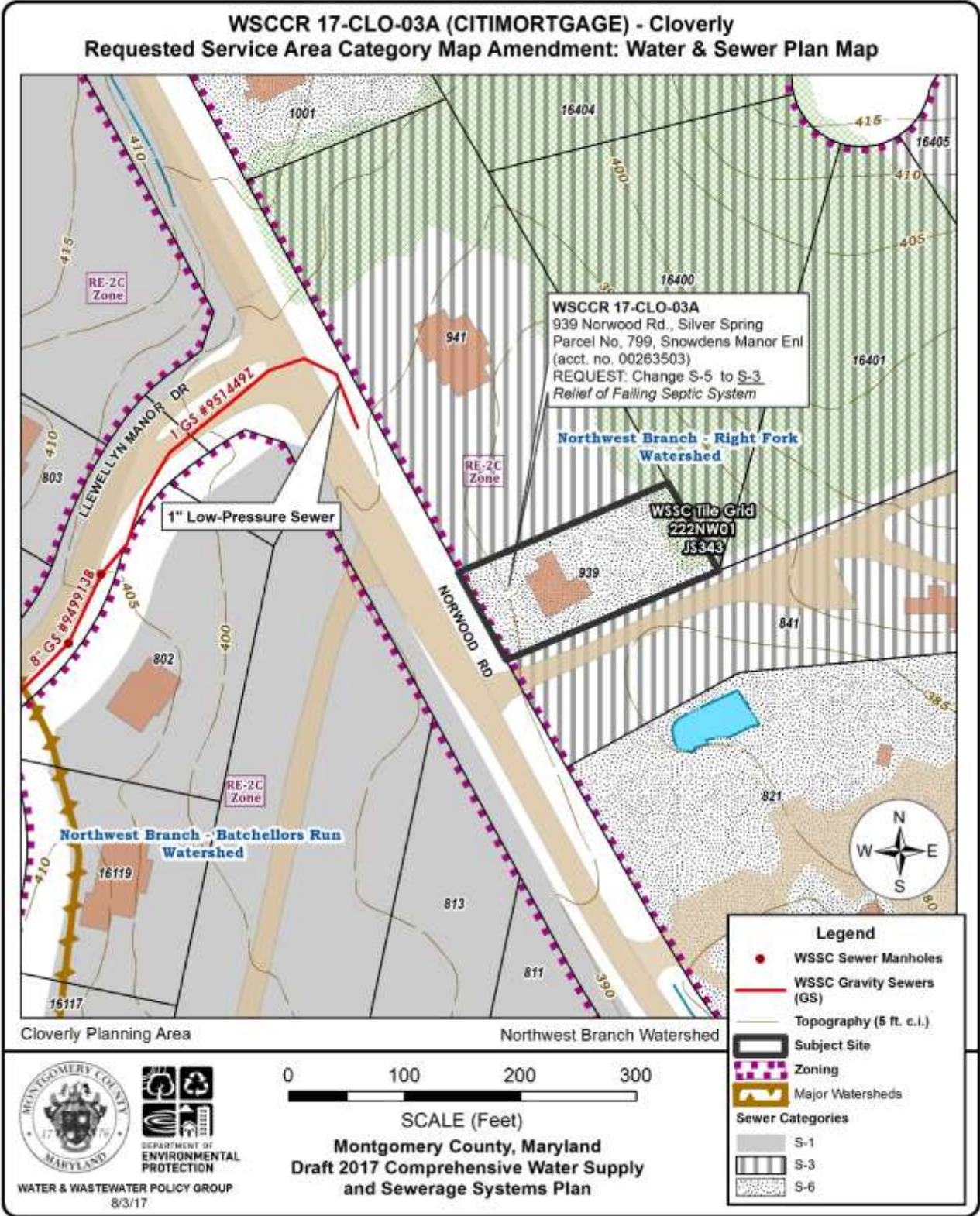
It appears the property is in category S-6 and will require a category change. The sewer service is non-abutting to the property and located on Norwood Rd at the intersection of Llewellyn Manor Drive and Norwood Rd.

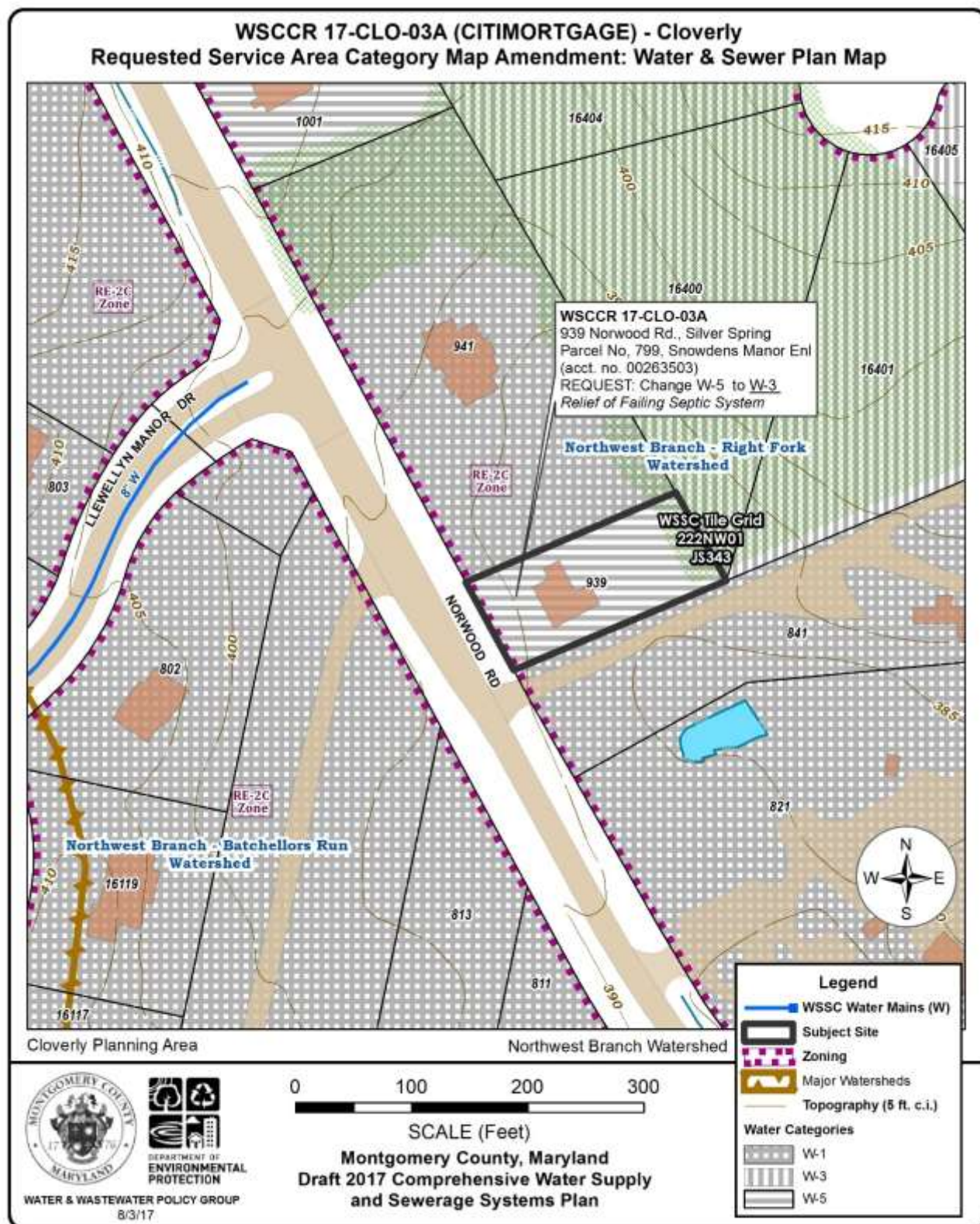
We appreciate your efforts.

eat

**cc: Luis Tapia, WSSC
Kathy Maholtz, WSSC
Jose Elias Calderon, Property Owner
Gene Von Gunten, Well & Septic**







WSSCR 17-GWC-02A: Patricia Tregoning

Anticipated Action Path: Council Action

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification				
<ul style="list-style-type: none"> • 23000 block of Ridge Rd., Germantown • Parcel No. 565, Cow Pasture (acct. no. 01726790) • Map tile: WSSC – 233NW11; MD –FW12 • East side of Ridge Rd south of the intersection of Hawkes Rd • RE-1 Zone; 2.09 acres • Goshen Planning Area Clarksburg Master Plan (1994) • Little Seneca Creek Watershed (MDE Use IV) • <u>Existing use</u>: Single Family Home • <u>Proposed use</u>: Single Family Home to remain 	<p><u>Existing – Requested – Service Area Categories</u></p> <table> <tr> <td>W-5</td><td>W-1</td></tr> <tr> <td>S-5</td><td>S-3</td></tr> </table> <p><u>Applicant's Explanation</u></p> <p>"Request water connection and sewer connection for existing house."</p> <p><i>DEP Note: Property owner has also submitted 17-GWC-03A, which outlines plans for connecting a new subdivision in conjunction with this property to the water and sewer main located in Glade Valley Terrace. Please see pages (19-25)</i></p>	W-5	W-1	S-5	S-3
W-5	W-1				
S-5	S-3				

Agency Review Comments

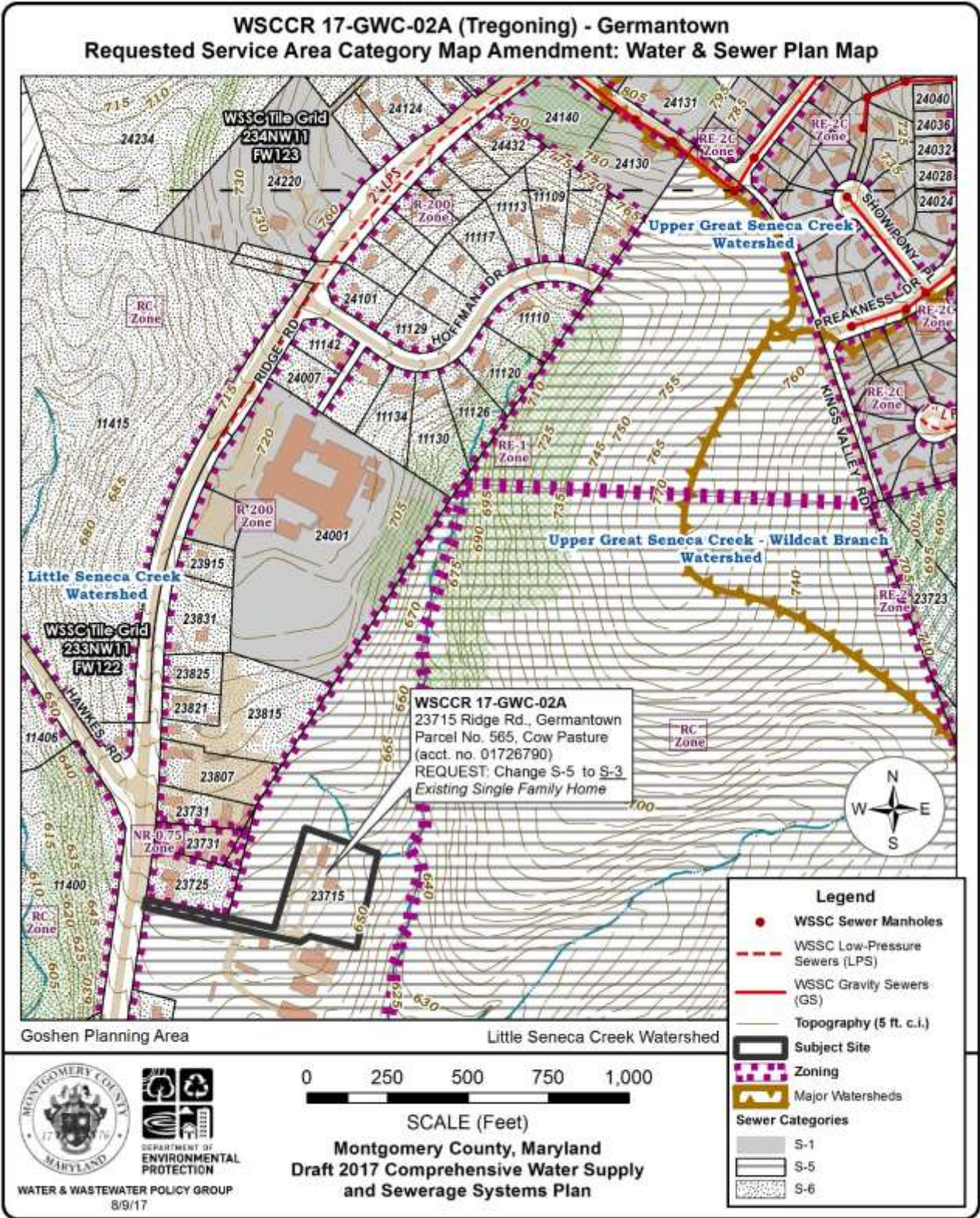
DPS:

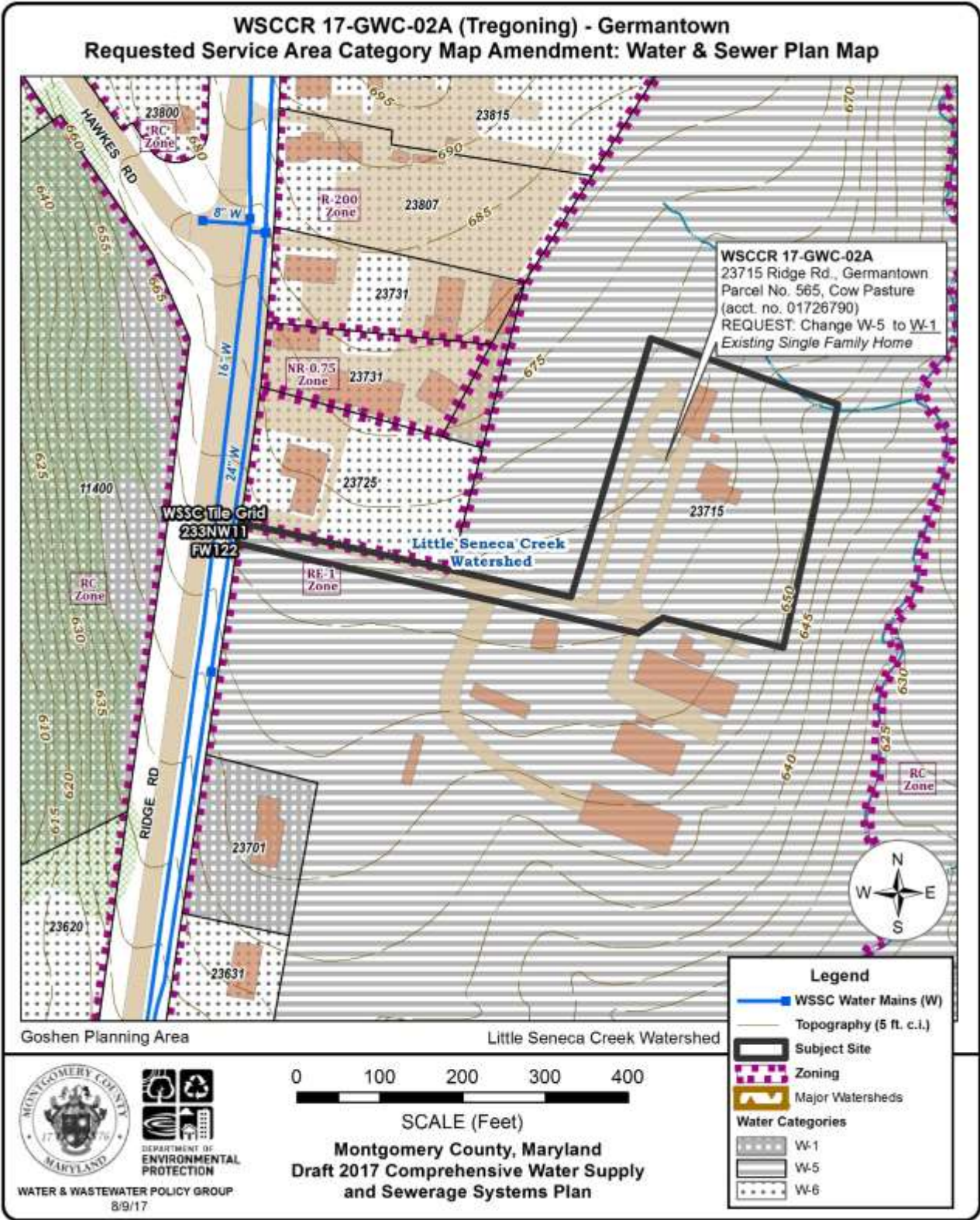
M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water:

WSSC - Sewer:





WSSCR 17-GWC-03A: Tregoning Bypass Trust

Anticipated Action Path: Undetermined

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification				
<ul style="list-style-type: none"> • 23000 block of Ridge Rd., Germantown • Parcel No. 600, IMPS Cow Pasture (acct. no. 03599951) • Map tile: WSSC – 233NW11; MD –FW12 • East side of Ridge Rd south of the intersection of Hawkes Rd • RC & RE-1 Zone; 119.91 acres • Goshen Planning Area Clarksburg Master Plan (1994) • Little Seneca Creek Watershed (MDE Use IV) • <u>Existing use</u>: Agriculture/ Vacant • <u>Proposed use</u>: 63 Single Family Homes and 120-unit Senior Living Housing (A site layout has been requested) 	<p>Existing – Requested – Service Area Categories</p> <table> <tr> <td>W-5</td><td>W-3</td></tr> <tr> <td>S-5</td><td>S-3</td></tr> </table> <p><u>Applicant's Explanation</u></p> <p>"The applicant proposes a residential community of for-sale lots clustered on the northern portion of the site, a senior housing facility located at the southern portion of the site and accessed from Ridge Road, and the potential for residential lot(s) adjacent to the existing residence on parcel 565."</p> <p>"The proposed lot(s), the senior care facility, and the existing house on parcel 565, are planned to sewer by gravity to a pump manhole, and then this combined flow will pump to the proposed gravity line at the northern site area."</p> <p>"Public water for lots in the northern area of the site would be through a combination of individual house connections and the extension of water service through a small loop, trying into the existing water main in Kings Valley Road. Potential residential lot(s) near parcel 565 and the senior housing facility are proposed to connect to the existing 6-inch water line in Ridge Road."</p> <p><i>DEP Note: Please see applicants submitted documents for project details (pages 20-23).</i></p>	W-5	W-3	S-5	S-3
W-5	W-3				
S-5	S-3				

Agency Review Comments

DPS:

M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water:

WSSC - Sewer:

17-GWC-034



Townscape Design LLC
Town Planners and Landscape Architects

MEMO

To: Alan Soukup, Senior Planner
Water & Wastewater Policy Group – Director's Office
Montgomery County Dept. of Environmental Protection
Suite 120, 255 Rockville Pike
Rockville, Maryland 20850-4166
240-777-7716/240-777-7715 fax
Alan.soukup@montgomerycountymd.gov

Cc: Mitch Tregoning, The Robert M. Tregoning Bypass Trust
James Clifford, Clifford, Debelius, Boynton & Hyatt, Chtd.

From: David Ager, Townscape Design LLC
Geoff Ciniero, P.E. CMS Associates, Inc.

Date: June 29, 2017

Re: Robert M. Tregoning Bypass Trust Property
23715 Ridge Road, Germantown, Maryland
Water and Sewer Area Category Change Request – Supporting Information

Request:

The Robert M. Tregoning Bypass Trust (P600) requests service area category changes from S-5 / W-5 to S-3 / W-3 in order to build a 63-lot residential community composed of single-family detached and attached homes, and a 120-unit/bed senior housing facility. This new project would be developed as a cluster community, thus providing a significant portion of the Clarksburg-Damascus Greenway as a dedicated open space.

Property Description:

The Property is addressed at 23715 Ridge Road, Germantown, Maryland 20876-4642, and totals approximately 119.91 acres. The Property has split zoning, with portions in the Residential Estate-1 (RE-1) and the Rural Cluster (RC) zones. The Property has about 250 feet of frontage on Ridge Road and about 3,200 feet of frontage on Kings Valley Road. Hoffman Drive, a local road with a 60-foot right-of-way, terminates at the Property.

The Property is bounded by farmland to the south, including a portion of the adjoining Gartner property that is located in the Agricultural Reserve (AR). The Damascus Recreational Park is immediately to the east of the Property and is zoned RE-2. There are single family subdivisions to the north and north-west

17-GWC-03A

Robert M. Tregoning Bypass Trust Property
Water and Sewer Service Area Category Change Request
June 29, 2017

of the property zoned RE-2C/TDR2 and R-200. The Cedar Grove Elementary School, Christ Community Church, Salem United Methodist Church, a small commercial structure, and single family homes are located along Ridge Road (MD 27) to the west. The Salem United Methodist Church is on the Historic Master Plan of Individual Sites (14/026-000A) and is immediately adjacent to the Property boundary.

The Property is located on a ridge and drains to three Seneca Creek sub-watersheds: Clarksburg Tributary on the west, the Magruder Branch on the north, and the Wildcat Branch Tributary of the Upper Great Seneca Creek on the east. The Wildcat Branch is a Use III/III-P watershed. The balance of the site is in the Great Seneca Creek watershed designated Use I/I-P.¹

Proposed Project Overview:

The applicant proposes a residential community of for-sale lots clustered on the northern portion of the site, a senior housing facility located at the southern portion of the site and accessed from Ridge Road, and the potential for residential lot(s) adjacent to the existing residence on parcel 565 (the "Project").

This proposal allows for a significant public park dedication area. This park dedication will provide a critical link in the Clarksburg-to-Damascus greenway system, protection of sensitive areas, areas for reforestation, and opportunities for an expansion of the Damascus Recreational Park. This proposal also provides a significant open space buffer to the agricultural preserve, located to the south and immediately adjacent to the Property.

Adopted Growth Tier Map:

The existing Tier designations and the Montgomery County Tier Map are a refinement of the County's growth management and general planning documents in response to the Maryland Sustainable Growth and Agricultural Preservation Act of 2012 (the "Act"). The Act requires all Maryland jurisdictions to restrict development utilizing septic systems in order to protect water quality.² A system of development areas, or 'tiers', were created by the Act which provide variable restrictions on the use of septic systems. In Montgomery County there are four tiers with the following general requirements:

- Tier 1: Septic systems are prohibited in all cases.
- Tier 2: Septic systems may be permitted in minor subdivisions (7 lots or less).
- Tier 3: Septic systems may be permitted for any residential subdivision.
- Tier 4: Septic systems may be permitted for any residential subdivision, with the intent to limit septic systems where possible.

The entire Property is identified as Tier 1 on the adopted Tier Maps on file with Montgomery County and the State of Maryland. Tier 1 properties are properties with existing sewer access, municipalities, and/or planned growth areas with existing public sewer facilities in place. Development within Tier 1 areas require public water and sewer service. County subdivision regulations (Section 4.3.F.3.b) prohibit the use of septic in Tier 1 areas. The applicant's proposal is fully consistent with the subdivision regulations and the adopted Tier Maps.

¹ State Water Use Designations for Montgomery County.

² Research supporting the Act found that septic system degrade water quality, primarily through nitrogen loading in the soils.

17-GWC-03A

Robert M. Tregoning Bypass Trust Property
Water and Sewer Service Area Category Change Request
June 29, 2017

Existing Water and Sewer Facilities:

The Property is immediately adjacent to existing water and sewer mains. In fact, an existing 8-inch gravity sewer main (86-AS/GP 7045-A) passes through the Property. This line ties into an 8-inch gravity sewer line (85-AW/S6303-A) located in the right-of-way of Glade Valley Terrace, which ties into the Magruder Branch sewer main and is treated at the Damascus Sewer Treatment Plant. In addition, there is another 8-inch gravity sewer line (85-AW/S6303-A) in the right-of-way of Preakness Drive, which also conveys to the Magruder Branch. The Property has unobstructed access to both sewer lines and does not require any off-site easements. The property owner reports that two house connections were granted to the Property when the 8-inch gravity line (86-AS/GP 7045-A) was constructed through the Property in the 1980s.

Water service is also immediately adjacent to the property. An existing 10-inch water main (83-AW5678-A) is located in the right-of-way of Kings Valley Road. The Property has unobstructed access to this line for its entire 3,200+/- linear feet of frontage on Kings Valley Road. In addition, there is a 16-inch regional water line in Ridge Road and a local access 6-inch water line on the east side of Ridge Road and in the Hoffman Drive right-of-way. The Property has unobstructed access to both water lines and does not require any off-site easements.

Proposed Water and Sewer Facilities:

The Project proposes an 8-inch sewer extension from the existing 8-inch main (85-AW/S6303-A) in Preakness Drive. Most of the proposed lots will have direct access to this gravity line, some utilizing individual grinder pumps. Some lots are proposed to have house connections to the existing 8-inch main (86-AS/GP 7045-A) in Kings Valley Road. A small portion of the lots to the south along Kings Valley Road will access the sewer via a low pressure force main. The proposed senior care facility will access this new gravity line through a low pressure sewer line (approximately 1,900 linear feet). The proposed lot(s), the senior care facility, and the existing house on parcel 565, are planned to sewer by gravity to a pump manhole, and then this combined flow will pump to the proposed gravity line at the northern site area.

Public water for lots in the northern area of the site would be through a combination of individual house connections and the extension of water service through a small loop, tying into the existing water main in Kings Valley Road. Potential residential lot(s) near parcel 565 and the senior housing facility are proposed to connect to the existing 6-inch water line in Ridge Road.

Master Plan:

The Property is located in the Ridge Road Transition Area of the 1994 Clarksburg Master Plan and Hyattstown Special Study Area (the "Plan"). The Land Use Plan of the Plan identifies the Property as Rural Residential as a transition to the agricultural preserve and the Damascus community. The Property is not within the Clarksburg Special Protection Area. The design of the Project provides the land use transition anticipated in the Plan.

The Plan also recommends a greenway through the Property that would provide connectivity from Ovid Hazen Wells Park to the Damascus Recreational Park. Approval of the applicant's proposal will allow a greenway dedication that is more than twice the size anticipated in the Plan.

The Recommended Sewer & Water Staging element of the 1994 Plan identified the Property within an area where "no future sewer service anticipated". However, many planning refinements since 1994 have identified this Property for public water and sewer service including the:

17-GWC-03A

Robert M. Tregoning Bypass Trust Property
Water and Sewer Service Area Category Change Request
June 29, 2017

- *Countywide Water Resources Functional Plan (WRFP)*³ in 2010; and the
- *Sustainable Growth and Agricultural Preservation Act of 2012*, including subsequent County planning document updates such as the 2012 amendments to the subdivision regulations (SRA 12-01) and the Council adoption of the Countywide Tier Map.⁴

Zoning & Implementation:

Implementation would utilize the cluster provisions defined in sections 4.3.2.B.2 & 4.4.2.A.2 of the zoning ordinance. These cluster provisions allow for a comprehensively planned community with significant open space, notwithstanding the split zoning. The final design will be much like an RNC, Rural Neighborhood Cluster design. It should be noted that the RNC zone was created in 1998, and was not available in 1994 when the Clarksburg Plan was adopted. Recent amendments to the Clarksburg Plan have in fact utilized the RNC zone. In our opinion, if the RNC zone was available in 1994, it is likely that it would have been applied to the Property.

Public Benefits:

Approval of this request will allow development consistent with County plans and provide significant public benefits, including:

1. Implementation of master plan and other planning recommendations;
2. Dedication of the planned greenway in excess of plan recommendations;
3. Additions to public parkland with recreational opportunities through dedication and at no cost to the County;
4. Protection of existing natural resources and forests and the opportunity to create new forest, especially in sensitive areas and stream buffers not currently forested; and
5. Improvements to water quality and the protection of water resources, including reductions in nitrogen loading through the change of land use from agriculture and the provision of public sewer instead of the use of private on-site septic.

Conclusion:

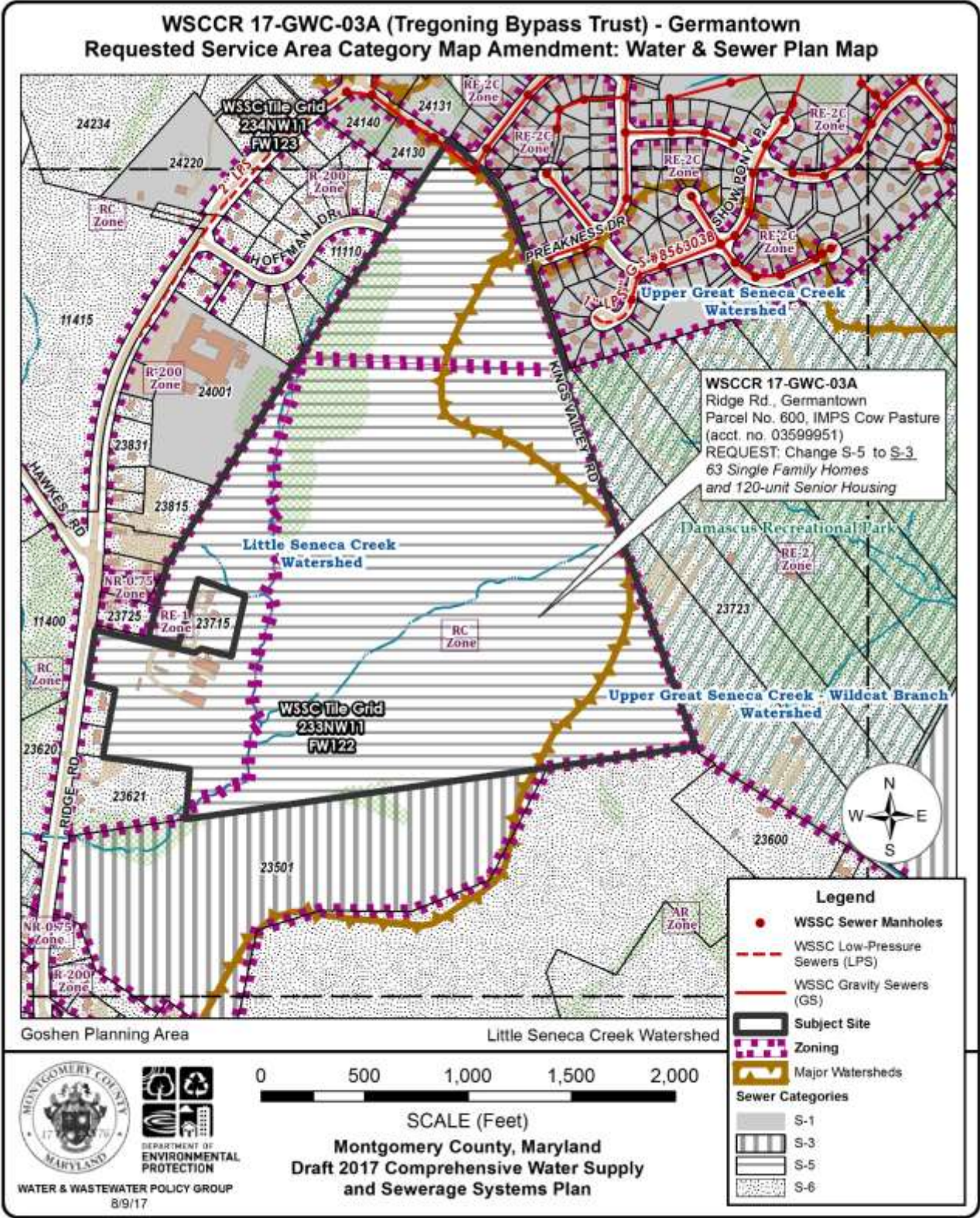
The Property is identified as a growth area and is planned for development on public water and sewer. Existing water and sewer mains are located on-site or immediately adjacent to the site. Access to those mains does not require off-site easements or extensions through or past properties that are not planned for public service. The proposed cluster plan provides an efficient, economical, and logical extension of public mains and the use of public water and sewer will further several County goals.

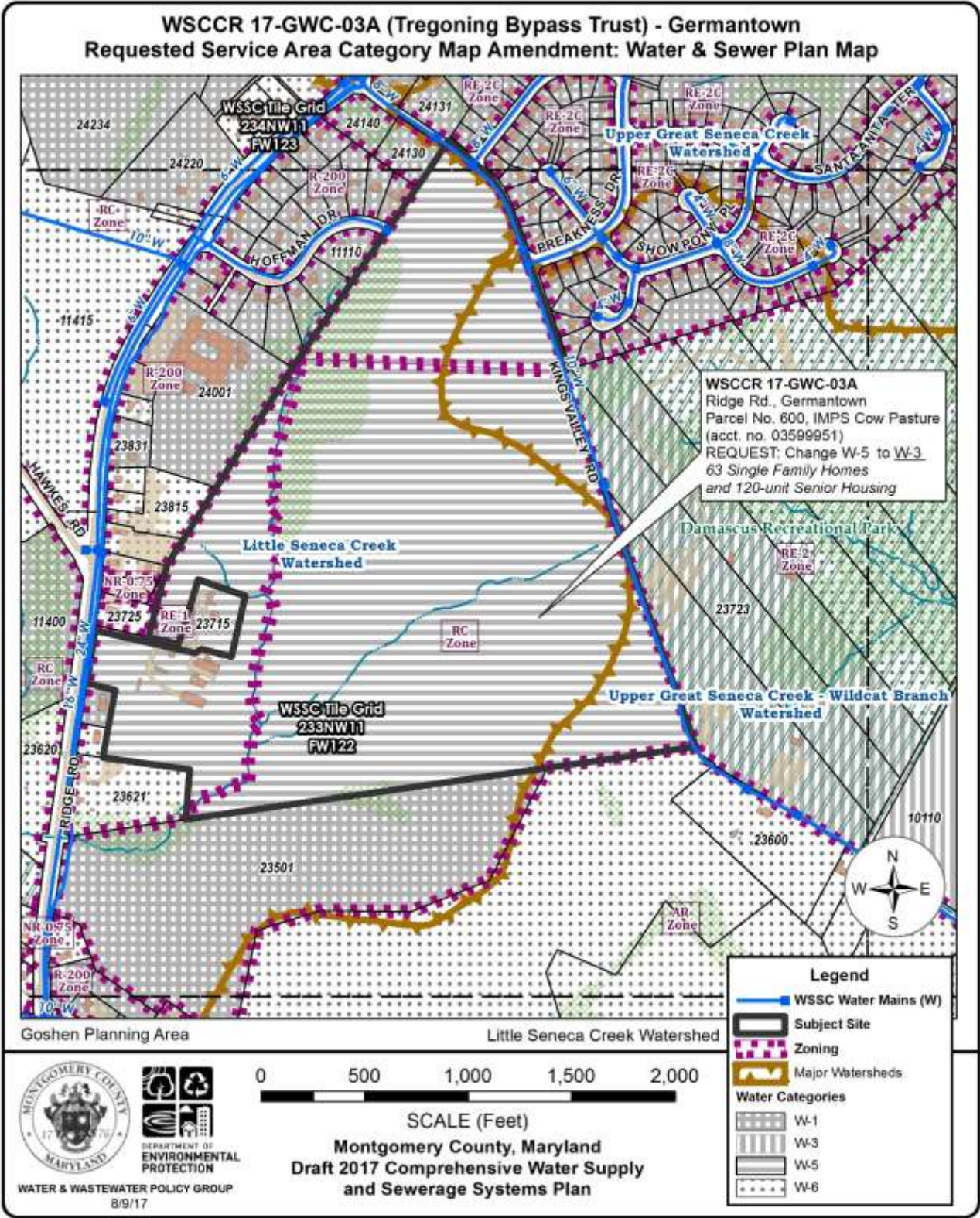
Attachments:

1. Aerial Photo.
2. Adopted County Tier Map (Montgomery County Source) and adopted County Tier Map (State of Maryland Source).
3. Current County Sewer Area Category Map.
4. Existing water mains near the Property- WSSC Map.
5. Existing sewer mains near the Property - WSSC Map.

³ Policy 12, recommendation 12.2 specifically states: "Reduce nitrogen contributions to surface and groundwater from septic systems"

⁴ The Maryland Dept. of Planning, on behalf of the General Assembly reviewed the County Tier Map in October of 2012 and found it consistent with the Act.





WSSCR 17-OLN-02A: Iglesia De Cristo Mi-El Maryland Inc.

Anticipated Action Path: Council Action

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification				
<ul style="list-style-type: none"> 17000 block of Old Baltimore Rd., Olney Parcel No. 950, Rockland Farm (acct. no. 00722056) Map tile: WSSC – 224NW03; MD –HT56 South side of Old Baltimore Rd east of the intersection of Winter Morning Way RNC Zone; 7.21 acres Olney Planning Area Olney Master Plan (2006) Northwest Branch/ Hawlings River Watershed (MDE Use IV) <u>Existing use</u>: Single Family Home <u>Proposed use</u>: Religious Assembly – 700 seat church 	<p>Existing – Requested – Service Area Categories</p> <table> <tr> <td>W-6</td><td>W-1</td></tr> <tr> <td>S-6</td><td>S-1</td></tr> </table> <p><u>Applicant's Explanation</u></p> <p>"The applicant seeks access to public water and sewer to serve an existing church that is relocating from 12345 Georgia Ave, Silver Spring MD 20906. The Church will be located in a new structure. The applicant anticipates that it will subdivide the property to keep an existing single-family home for use as a parsonage, and will locate the new church on the balance of the property. The Church intends to build a sanctuary for the lesser of 700-seats, or as many seats as parking requirements will allow."</p> <p><i>DEP Note: Site plan submitted with application, (see page 25). DEP is awaiting an updated plan from the project engineer that includes the proposal to retain the existing house as a rectory.</i></p>	W-6	W-1	S-6	S-1
W-6	W-1				
S-6	S-1				

Agency Review Comments

DPS:

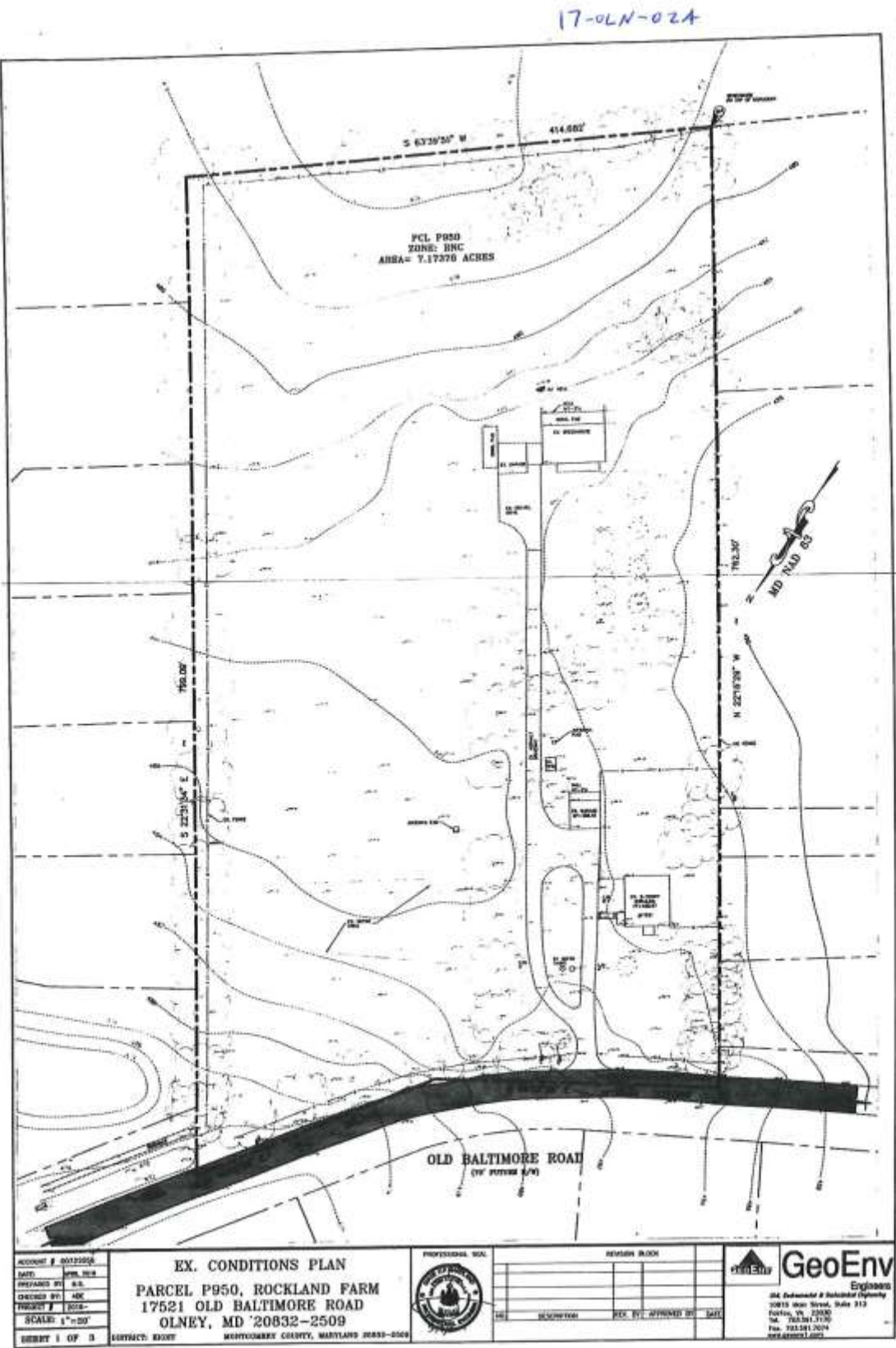
M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

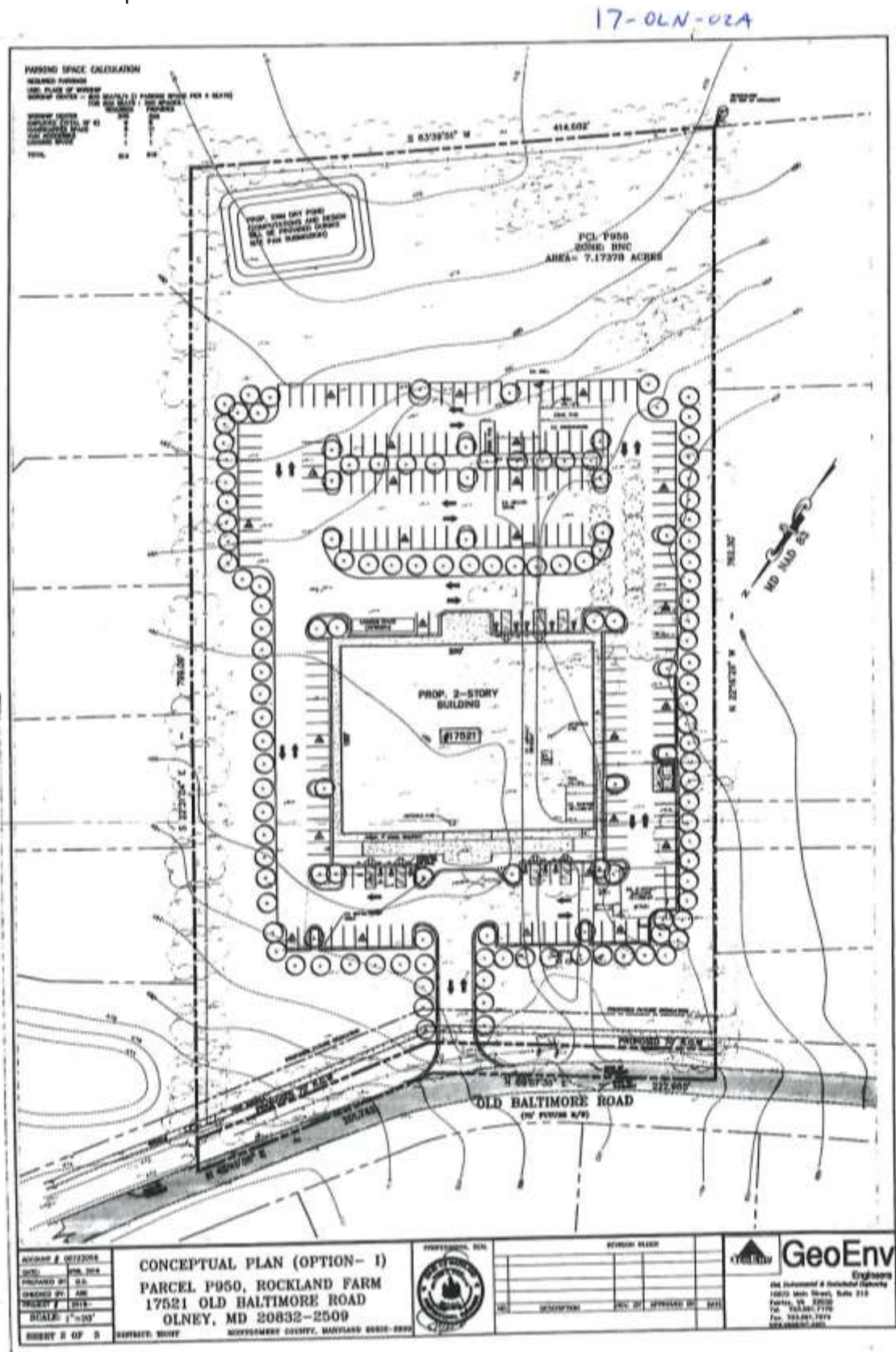
WSSC - Water:

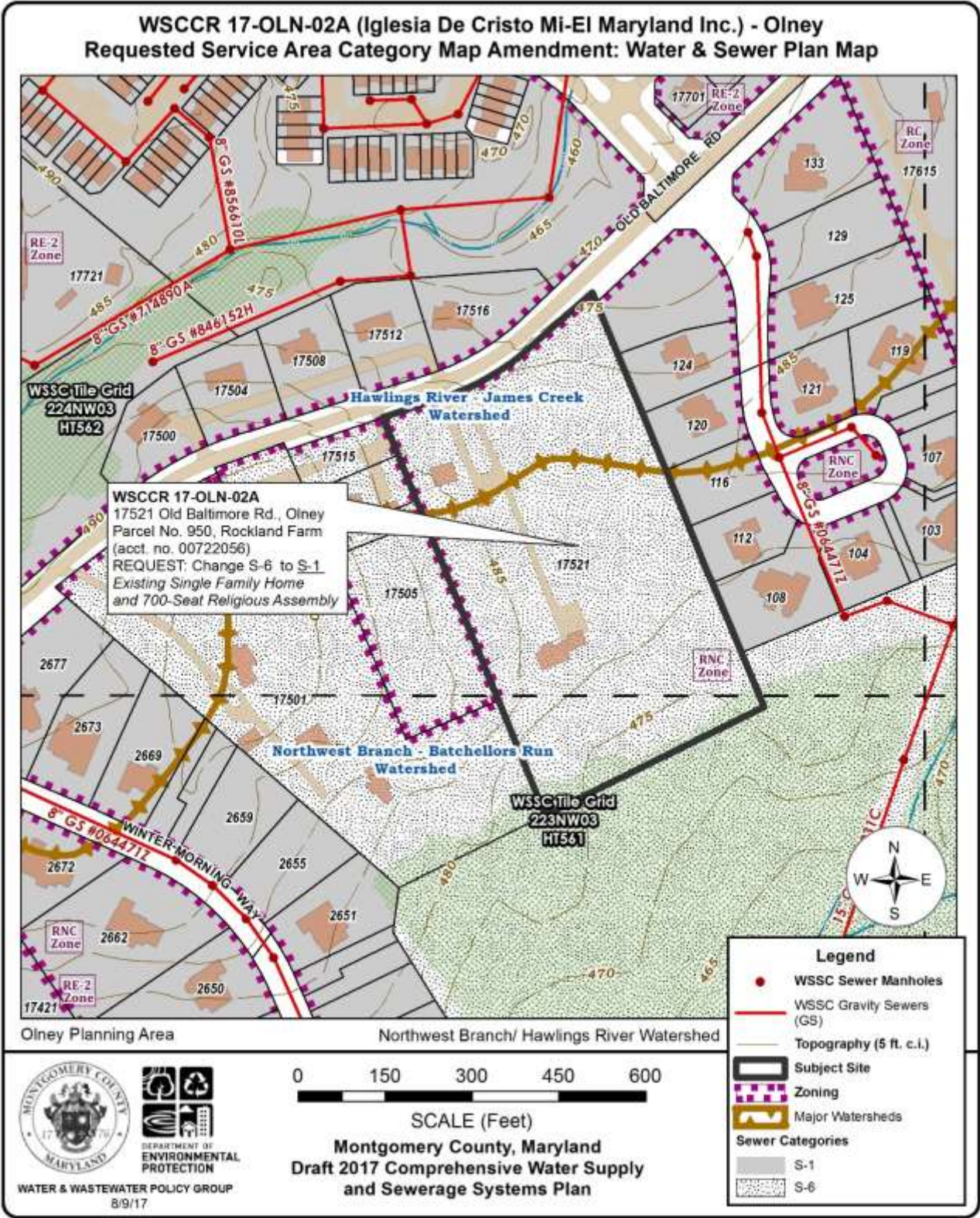
WSSC - Sewer:

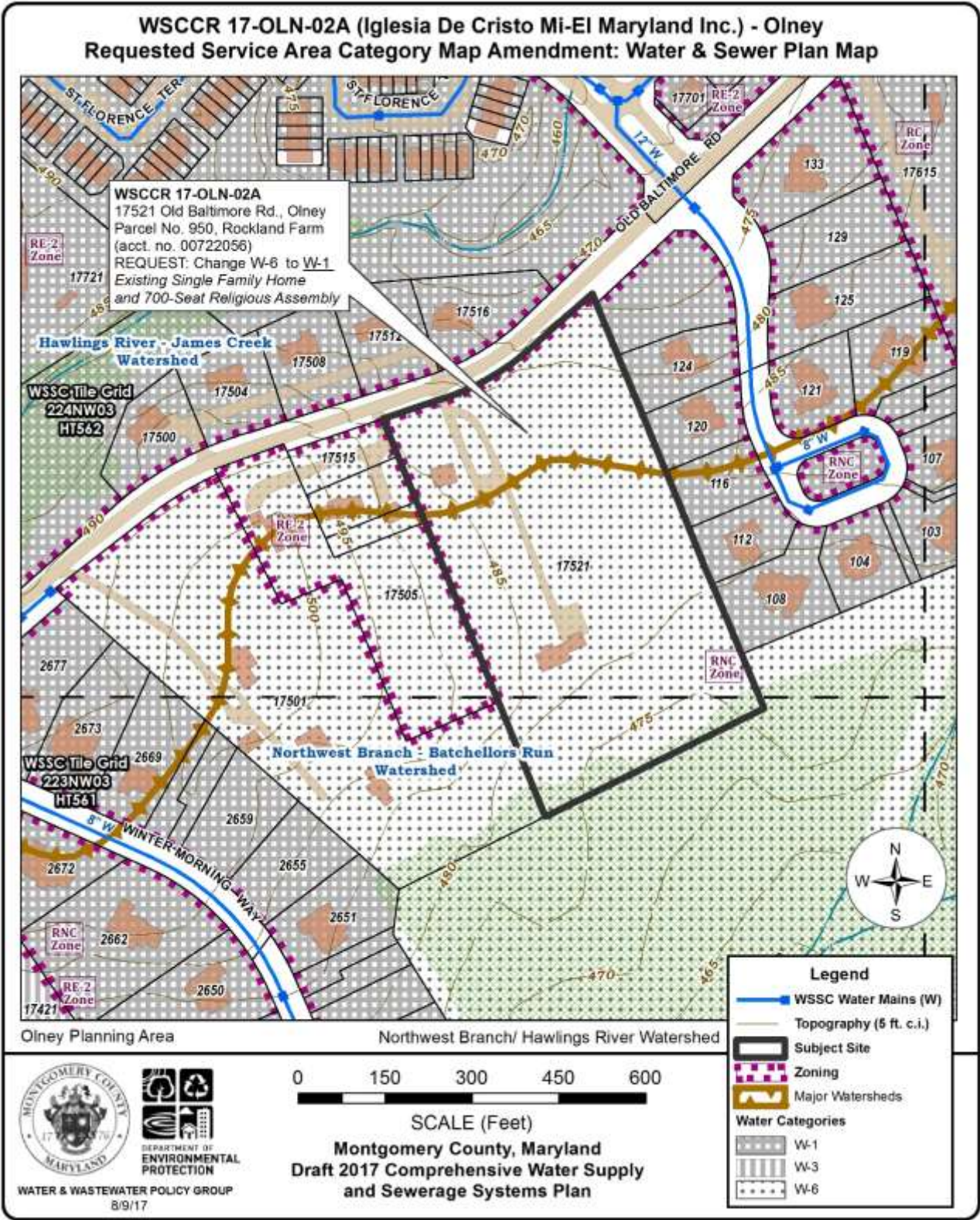
Existing Conditions Plan



Conceptual Site Development







WSSCR 17TRV-09A: Glenstone Foundation

Anticipated Action Path: Administrative Action

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
<ul style="list-style-type: none"> 12000 block of Glen Rd., Potomac Lots 5, P6, 10, 11 and Parcel No, 527, The Hunt Club, Oak Grove Ground Lease and Belmont ETC (acct. no. 03671248, 03762914, 03676467, 03734984 and 0039065) Map tile: WSSC – 216NW12; MD –EQ56 South side of Glen Rd at the intersection of Three Sisters Rd. RE-2 Zone; 145.37 acres Travilah Planning Area Potomac Subregion Master Plan (2002) Watts Branch Watershed (MDE Use I) <u>Existing use</u>: Museum/ Residence <u>Proposed use</u>: Museum expansion under-construction at this time, existing buildings to remain. 	<p><u>Existing – Requested – Service Area Categories</u></p> <p>W-6 W-3 S-6/S-3 S-6/S-3 (no change)</p> <p><u>Applicant's Explanation</u></p> <p>"An expansion of the museum facilities on the referenced Property by the Foundation is underway. This expansion consists of a new museum building, café uses, Arrival Gallery, Environmental Sustainability Center, gate house, and maintenance and utility buildings ("Glenstone II"). On behalf of the Foundation, we are submitting the enclosed application for an Administrative Water Category Change from W-6 to W-3 for the Property."</p> <p><i>DEP Note: Application submitted with proposed sewer and water alignment (see page 29), as well as the applicant's justification (see pages 30-34). DEP will provide additional information to WSSC under a separate cover.</i></p>

Agency Review Comments

DPS:

M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

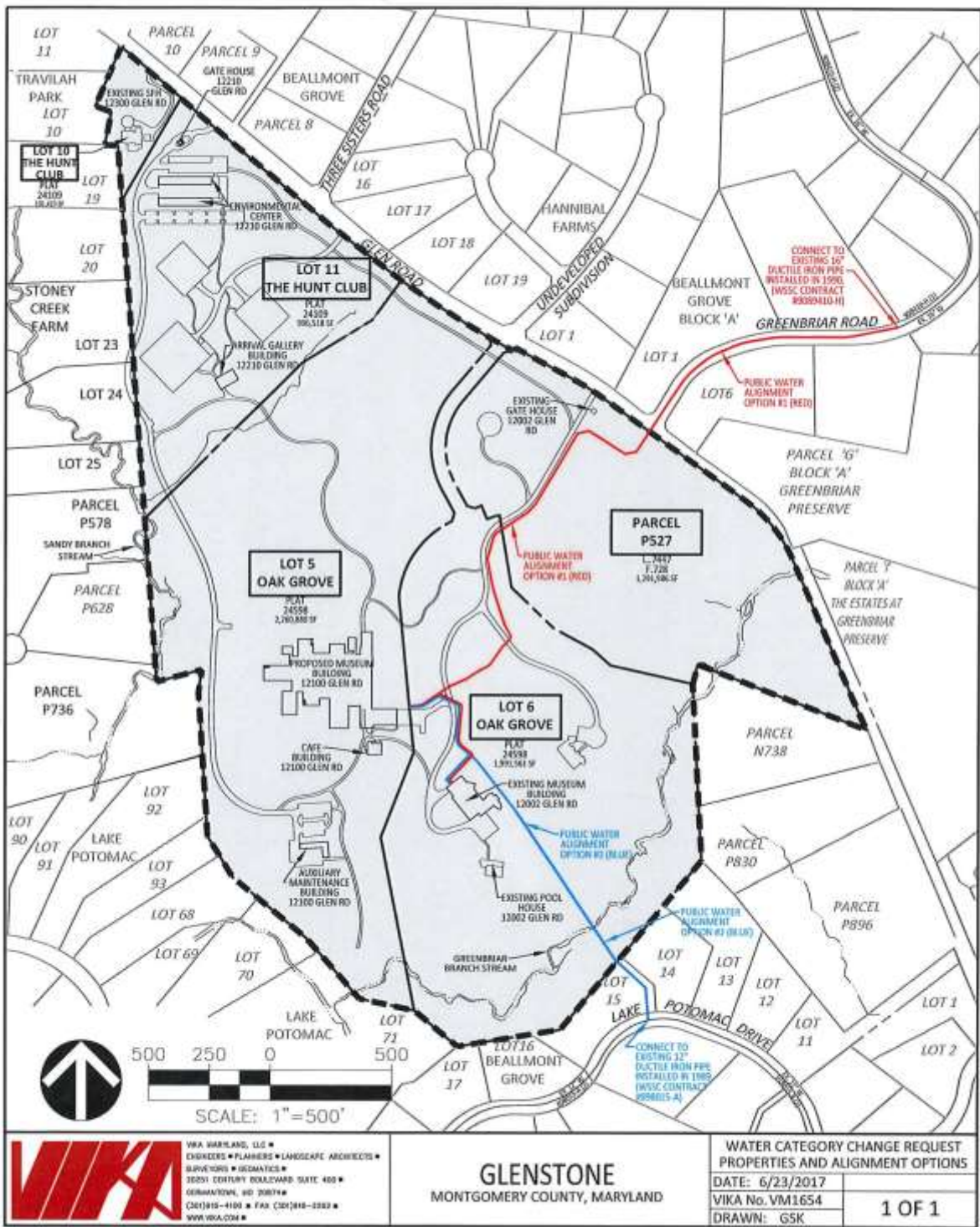
WSSC - Water:

(DEP notes: 1) The applicant has requested that the existing well water supply system be retained as a back up in the event of a public water system failure. DEP will provide details concerning this proposal to WSSC under a separate cover. 2) Please see and comment on the applicants' two conceptual water service extensions as shown on page 32.

WSSC - Sewer: *(not requested)*

17-TRV-01A

Attachment "1"



**LINOWES
AND BLOCHER LLP**
ATTORNEYS AT LAW

17-TRV-094

RECEIVED

JUN 30 2017

Environmental Protection

June 30, 2017

Barbara A. Sears
bsears@linowes-law.com
301.961.5157

Scott C. Wallace
swallace@linowes-law.com
301.961.5124

Mr. Alan Soukup
Montgomery County Department of Environmental Protection
Watershed Management Division
255 Rockville Pike, Suite 120
Rockville, Maryland 20850-4166

Re: Glenstone II - Application for Administrative Water Category Change – 152 Acres on Glen Road, Potomac - Lots 5 and 6, Oak Grove as shown on Plat No. 24598, Lot 10, The Hunt Club, as shown on Plat No. 24109 and Lot 11, The Hunt Club, as shown on Plat No. 25005 and Parcel 527 as shown on Tax Map No. EQ63 (collectively, the "Property")

Dear Mr. Soukup:

This Firm represents the Glenstone Foundation (the "Foundation"), which owns and operates the Glenstone museum on Glen Road in Potomac. The Montgomery County Department of Environmental Protection ("DEP") has confirmed that Glenstone is a non-profit, tax exempt entity registered to do business in the State of Maryland as the Glenstone Foundation, Inc. Further, DPS has also confirmed that the Foundation qualifies as a Private Institutional Facility ("PIF") in the County's Ten Year Comprehensive Water and Sewerage Systems Plan (the "Plan"). An expansion of the museum facilities on the referenced Property by the Foundation is underway. This expansion consists of a new museum building, café uses, Arrival Gallery, Environmental Sustainability Center, gate house, and maintenance and utility buildings ("Glenstone II"). On behalf of the Foundation, we are submitting the enclosed Application for an Administrative Water Category Change from W-6 to W-3 for the Property.

The Property

The Property, containing approximately 152.5 acres, is located on the west side of Glen Road in Potomac and is comprised of the above-referenced properties as shown on the attached Water Category Change Properties and Alignment Options Plan (the "Category Change Plan") prepared by VIKI, Glenstone's civil engineer for the project (Attachment "1"). The Property currently includes a private museum known as Glenstone, the residence of Mitchell and Emily Rales,

**L&B 6367242v13/11659.0001

17-TRV-094



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June 30, 2017
Page 2

founders of Glenstone, and associated accessory structures. Glenstone II is currently under construction on the Property and is anticipated to be open to the public in the fall of 2018.

The Application

The requested Water Category Change will allow for the extension of public water to the Property from nearby water lines to serve Glenstone II and existing structures on the Property. The Property is zoned RE-2 and, therefore, the Application is consistent with the Plan's policies to allow RE-2 zoned properties to be served by public water. See Plan, pages 1-15 and 1-16.

Glenstone contains one of the world's finest collections of post-World War II art. Its mission is the seamless integration of art, architecture, and landscape into a tranquil and reflective environment and the facilitation of an intimate connection between art and visitor. Glenstone II will provide much needed new gallery space and on-site art storage for the Foundation to fully realize its mission and allow more of its collection to be experienced by the public.

In pursuing its mission, Glenstone seeks long-term sustainability and the achievement of the highest quality in art, environment and architecture. Glenstone considers the impact of its designs and operations for decades to come - not the immediate need. In keeping with its mission and guiding principles, Glenstone is seeking to serve Glenstone II and the Property with public water in order to provide the most secure and reliable water supply for the protection and preservation of the art collection and to optimize the visitors' experience of this unique cultural asset to the County.

By way of background, Lot 5, Lot 6 and Parcel 527 are in Sewer Category S-3 and Glenstone II will be served by public sewer in accordance with sewer category change that was approved for the expansion by the Montgomery County Council on July 29, 2012, by Resolution No. 17-504 and approved by the Maryland Department of the Environment ("MDE") on November 8, 2012. The balance of the Property (Lots 10 and 11) are in Sewer Category S-6 and are not served by public sewer. As discussed during the sewer category application process, it was anticipated that the supply of water for domestic use, museum environment control, and fire protection for Glenstone II would come from a series of existing groundwater wells on the Property. Therefore, the Property remained in Water Category W-6, which is defined as an area appropriate for water supply by private wells.

In this regard, by letter dated August 3, 2016 the County approved Glenstone's application to include in the Plan a multi-use water supply system to serve the new museum building and café on Lot 5 (the "Multi-Use System"). The Multi-Use System utilizes a water filtration system for filtration and treatment ("WFS"). In order to construct the WFS, the Foundation was required to obtain a construction permit and a Water Appropriation Permit from the MDE. The other

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June 30, 2017
Page 3

buildings under construction for Glenstone II, including the Arrival Gallery and Environmental Sustainability Center on Lot 11, are served by existing wells on the Property.

In 2016, Glenstone completed the construction of a Multi-Use System and WFS as approved by the County and MDE. The Multi-Use System and WFS is supplied by three existing wells on the Property, with a fourth well available for emergency use only in the event of a failure of the three main wells.

The Multi-Use System is adequate for Glenstone II's domestic use and mechanical systems demands. However, a museum environment requires hot water, chilled water, electricity, and steam to maintain the temperature (70°F) and relative humidity (50%), within very tight tolerances. These building conditions are difficult to maintain and when there is a breakdown with any of the utilities the conditions can drift outside of ideal conditions within a few minutes. Long term damage to sensitive works such as photographs and paper can be irreversible within a very short time. Thus, Glenstone places a significant emphasis on backup systems for all utilities to ensure it is safely preserving these works for generations. Glenstone has built in redundancies for all of its systems (electric, communications, cooling, heating, water, and others) to mitigate risk to visitors and staff, and preserve its valuable art collection.¹ As part of the Multi-Use System, Glenstone included redundancies in the Multi-Use System to mitigate equipment breakdown, but it remains dependent upon environmental and hydrogeological factors that are beyond its control. For example, one of the wells supplying the Multi-Use System was recently taken off the supply line because of a high mineral content. Although the other wells compensated for the loss, this event highlights changes that can rapidly occur, underscoring the desirability and benefits of public water.

To mitigate these risks with regard to the water supply, Glenstone has determined the option that can be implemented most efficiently is to connect to the public water system consistent with the Plan.² Glenstone has identified possible connection points to two existing water lines, in Lake Potomac Drive and in Greenbriar Road, as shown on the Category Change Plan.

¹ For example, electric power supplied by PEPCO is backed up by both battery inverters and generators fueled by both natural gas and diesel fuel. Glenstone has generators that can power the entire site using multiple fuel sources to protect from possible interruptions to the fuel supply. Further, communications to the museum are provided by two different internet service providers, each connecting to the site in two different places yielding four independent services. These communication systems are configured to automatically roll over from one service to another in the event of an interruption or failure.

² In addition, as a condition of the County and MDE approvals of the Multi-Use System, Glenstone is required to operate the system under the supervision of a Licensed Water Plant Operator and to monitor, test, and report to MDE on a regular basis. These requirements are nearly the same for municipal

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Mr. Alan Soukup
June 30, 2017
Page 4

Neither of the alternatives would require extension of lines across any properties not owned by the Foundation, and both extensions could be constructed with no detrimental environmental impacts. Both alternatives would be acceptable to Glenstone. However, we do note that Water Category Change No. H-TRV-03A was approved by the County in 2014 for the Hannibal Farm subdivision located immediately across Glen Road from the Property with a proposed extension of the existing water line in Greenbriar Road down to Glen Road along the frontage of Glenstone. This approved extension is similar to the extension shown on the Category Change Plan as Option 1.

If the Application is approved, Glenstone intends to keep the existing wells on the Property in service as a backup water source and will continue to report usage and monitor the water plant while it is dormant. To prevent water from the private wells from entering the public water system if the Application is approved, Glenstone will install a check valve or double check valve (at WSSC's discretion) in the WSSC meter vault. WSSC has a standard detail for a water meter vault with a check valve. See WSSC Standard Detail W/5.0i, attached as Attachment "2". In summary, extending the public water supply to Glenstone will result in two sources of water for Glenstone II and provide the level of redundancy and the tools for Glenstone to manage risks long-term and ensure the long-term preservation of the art collection.

We request that the Application be included in the next group of administrative category change requests, which we understand is scheduled for processing for review and approval in the second half of 2017. Our request takes into consideration the optimal time for Glenstone to perform this infrastructure work if the Application is approved before Glenstone II opens to the public next year, and would allow Glenstone to install and restore the areas affected by construction before the opening of the expansion to the public.

Enclosed please find an Application form for the Category Change Report, with supporting materials.

drinking water treatment plants and imposed a significant administrative and financial burden on Glenstone.

17-TRV-094

LINOWES
AND **BLOCHER LLP**
ATTORNEYS AT LAW

Mr. Alan Soukup
June 30, 2017
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Upon review of this letter and the enclosed application materials, please do not hesitate to contact us if you have any questions. Thank you for your continued assistance on this project.

Very truly yours,

LINOWES AND BLOCHER LLP



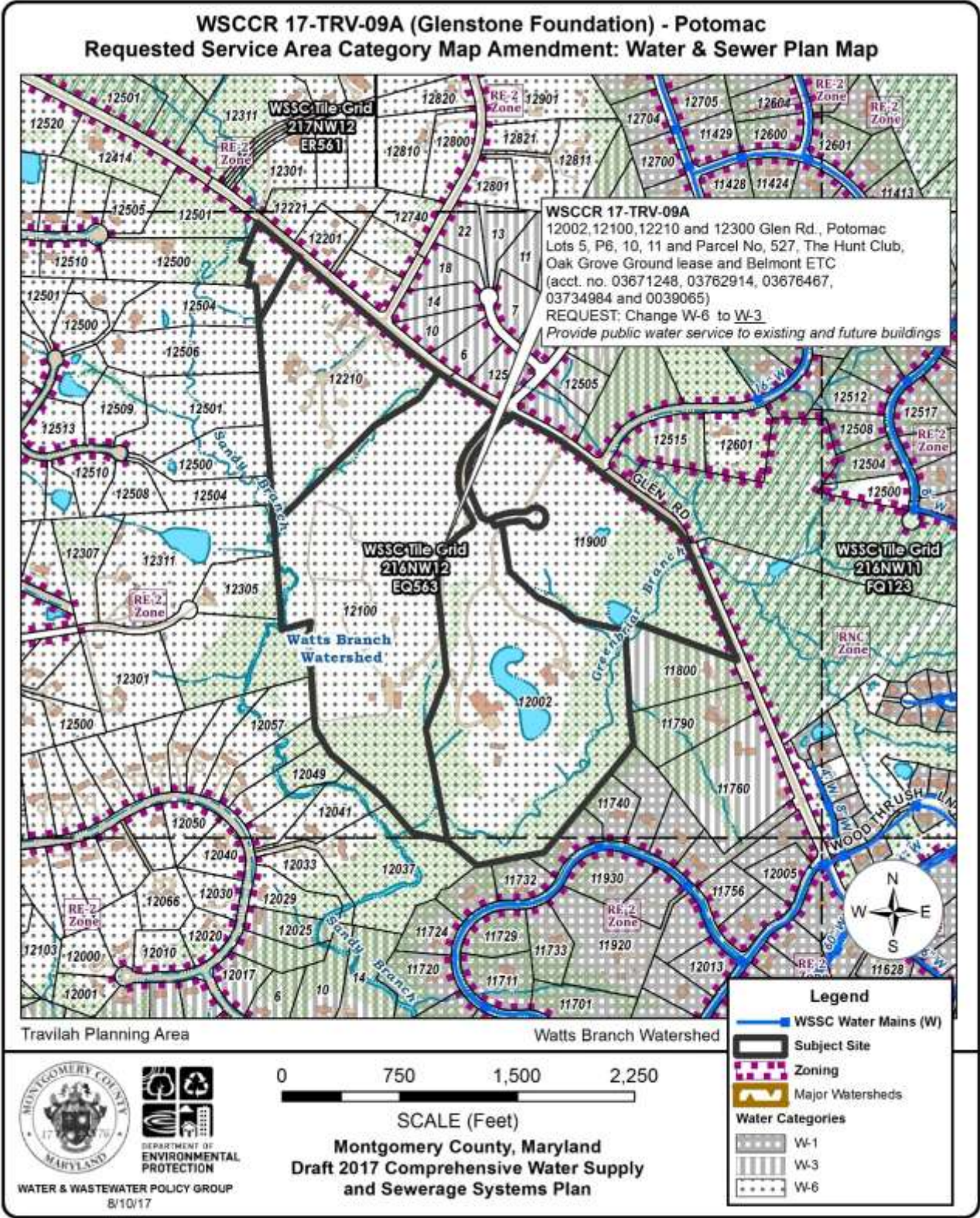
Barbara A. Sears



Scott C. Wallace

Attachments

cc: David Lake
Mitchell Rales
Tony Cervený
Martin Lotz
Ghassan Khouri



WSSCR 17-TRV-10A: James Edwards

Anticipated Action Path: Undetermined

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification				
<ul style="list-style-type: none"> 12000 block of Piney Meetinghouse Rd., Potomac Lot 2 and Outlot A, Block D, Piney Glen Farms (acct. no. 03464486 and 03464464) Map tile: WSSC – 215NW11; MD –FQ12 West side of Piney Meetinghouse Rd South of the intersection of Greenbriar Preserve Ln. RE-2 Zone; 2.15 acres Travilah Planning Area Potomac Subregion Master Plan (2002) Watts Branch Watershed (MDE Use I) <u>Existing use</u>: Vacant <u>Proposed use</u>: Buildable lot for Single Family Home 	<p>Existing – Requested – Service Area Categories</p> <table> <tr> <td>W-1</td><td>W-1 (no change)</td></tr> <tr> <td>S-6</td><td>S-1</td></tr> </table> <p><u>Applicant's Explanation</u></p> <p>"Request a transfer of the allowable sewer service connection from one portion of the Applicant's property to another. Lot 2 is improved with a single-family residence and is eligible for a sewer connection pursuant to the CWSP abutting mains policy. Outlot A is currently unimproved and is served by neither sewer nor a septic system. We are submitting this Application to request that the existing right to a sewer connection be transferred from Lot 2 to Outlot A in order to permit the Applicant to resubdivide Outlot A in order to establish a buildable lot and construct a single-family dwelling."</p> <p><i>DEP Note: Concept plan submitted with application (see page 36) as well as applicants justification (see pages 37-39).</i></p>	W-1	W-1 (no change)	S-6	S-1
W-1	W-1 (no change)				
S-6	S-1				

Agency Review Comments

DPS:

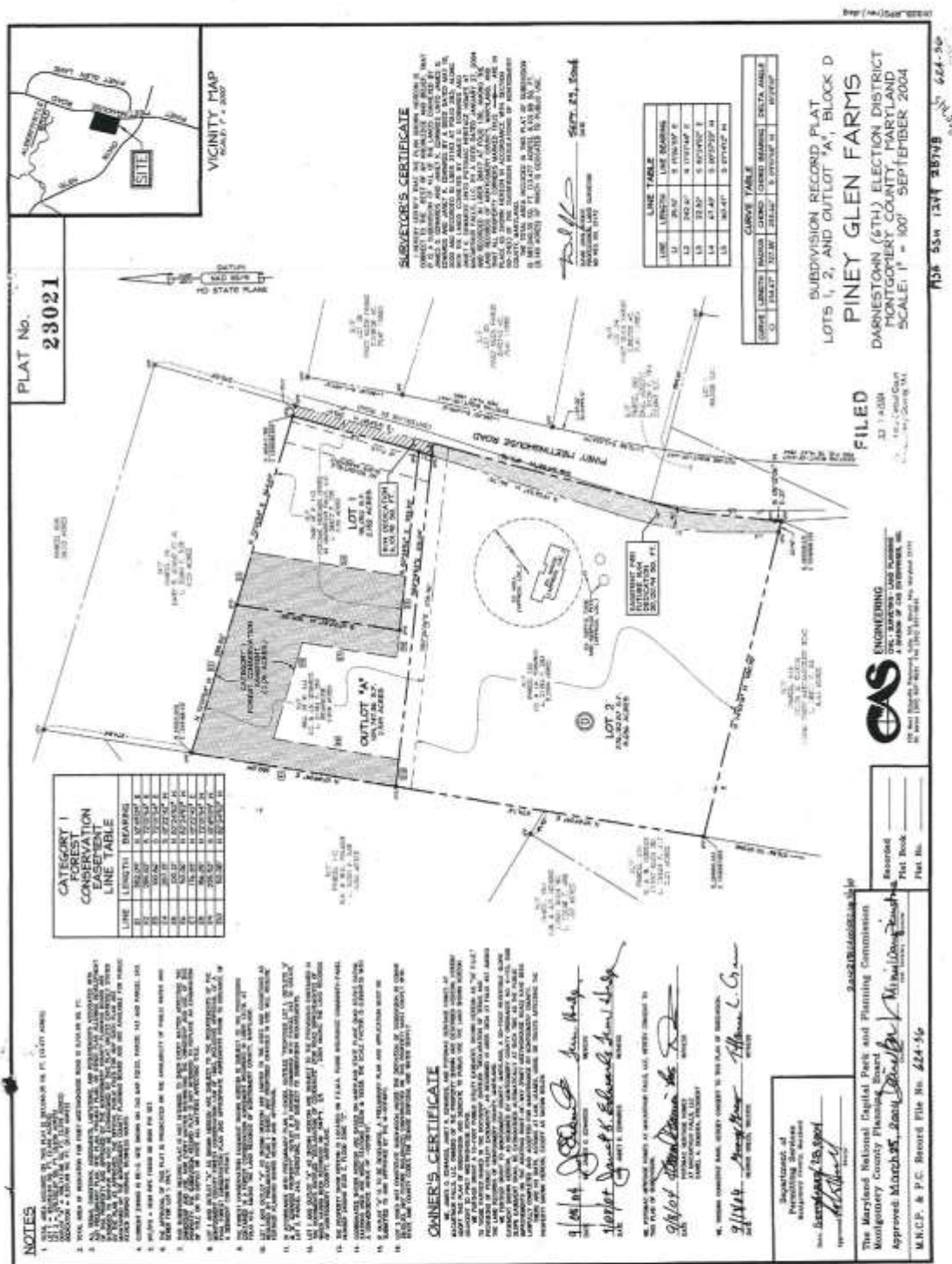
M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water:

WSSC - Sewer:

17-TRV-10A



17-TRV-104



7600 Wisconsin Avenue, Suite 700 • Bethesda, MD 20814 • lerchearly.com

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Lawrence Ferris
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June 30, 2017

Montgomery County Department of Environmental Protection
255 Rockville Pike, Suite 120
Rockville, MD 20850

Re: Request to Transfer Sewer Connection for 12000 Piney Meetinghouse Road

On behalf of James Edwards (the "Applicant"), we are submitting this Water/Sewer Service Area Category Change Request Application (the "Application") to request a transfer of the allowable sewer service connection from one portion of the Applicant's property to another. The Applicant owns property located at 12000 Piney Meetinghouse Road in Potomac, Maryland, identified on Plat No. 23021 as Lot 2 and Outlot "A" on Block D of the Piney Glen Farms subdivision. Lot 2 is improved with a single-family residence and is eligible for a sewer connection pursuant to the CWSP abutting mains policy. Outlot A is currently unimproved and is served by neither sewer nor a septic system. We are submitting this Application to request that the existing right to a sewer connection be transferred from Lot 2 to Outlot A in order to permit the Applicant to resubdivide Outlot A in order to establish a buildable lot and construct a single-family dwelling.

Prior to subdivision in 2004, Lot 2 and Outlot A comprised a single site consisting of Parcels 143 and 243. Prior to the 2004 subdivision, the right to the single sewer connection could have been allocated to the northern portion of then Parcel 243, followed by a subdivision to accommodate the development of a single-family residential unit on Outlot A. Thus, to some extent, the requested sewer category change is dictated by timing issues. The house on Lot 2 has always been serviced by septic, and a recent percolation test confirms that Lot 2 will accommodate a second septic field to serve as a back-up system for the existing home. In contrast, Outlot A cannot pass a percolation test and, thus, is not serviceable by a septic field. Accordingly, transferring the sewer connection available to Lot 2 to the Outlot A will allow for the subsequent resubdivision of Outlot A to a buildable lot.

17-TRV-10A

Montgomery County Department of Environmental Protection • June 30, 2017 • Page 2

For these reasons, we respectfully request transferring the Category 1 sewer connection available to Lot 2, to Outlot A.

We appreciate your consideration of this matter.

Sincerely,



Patricia A. Harris



Lawrence Ferris

